

**Pemberton Group
50 Confederation Parkway
Concord ON
L4K 4T8**

April 29, 2010

Mr. Lloyd Russel
Commissioner of Finance and Treasurer
York Region
17250 Yonge Street
Newmarket ON
L3Y 6Z1

**Re. The Regional Municipality of York – Draft 2010 Development Charge
Background Study**

We have reviewed the 2010 DC By-Law Amendment Background Study dated April 21, 2010 and wish to express our serious concerns regarding the proposed revised development charges rates.

Pemberton Group has been very active in providing housing in the Region of York, particularly in high density projects. We are committed to continuing to provide quality housing for many years in York Region and are excited about recent Provincial and Regional policies intended to support and encourage intensification.

However, there continue to be significant impediments to building high-rise residential projects in York Region that need to be addressed if the policies are to succeed. The proposed increases in the Regional DCs applied to apartments are dramatic and will further hinder the feasibility of new construction. These additional costs will result in decreased affordability of new apartments and could threaten the Province and Region's specific intensification targets.

We agree with BILD's assertion in their letter to you dated April 28 that there has not been sufficient time to review the impact of the proposed increases and with their recommendation that a phase-in strategy be reviewed. We believe that the process should be delayed until September 2010 to allow for more review and discussion with you.

We would be more than happy to speak with you in more detail on the matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ian MacLeod', with a long horizontal flourish extending to the right.

Ian MacLeod
Pemberton Group

cc. Danielle Chin, BILD